146.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,300 / 886,300
					USE VALUE:	886,300 / 886,300
					ASSESSED:	886,300 / 886,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAYER MICHAEL J
Owner 2:	CAYER KIMBERLY E
Owner 3:	
Street 1:	191 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 2006 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6680.000	390,000		496,300	886,300
Total Card	0.153	390,000		496,300	886,300
Total Parcel	0.153	390,000		496,300	886,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.82 | /Parcel: 441.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96318
GIS Ref
GIS Ref
Insp Date 11/06/08

!11461!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	390,000	0	6,680.	496,300	886,300		Year end	12/23/2021
2021	101	FV	368,400	0	6,680.	496,300	864,700		Year End Roll	12/10/2020
2020	101	FV	368,500	0	6,680.	496,300	864,800	864,800	Year End Roll	12/18/2019
2019	101	FV	276,800	0	6,680.	465,300	742,100	742,100	Year End Roll	1/3/2019
2018	101	FV	276,800	0	6,680.	384,600	661,400	661,400	Year End Roll	12/20/2017
2017	101	FV	276,800	0	6,680.	353,600	630,400	630,400	Year End Roll	1/3/2017
2016	101	FV	276,800	0	6,680.	322,600	599,400	599,400	Year End	1/4/2016
2015	101	FV	262,300	0	6,680.	316,400	578,700	578,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:33:32

LAST REV

Date	Time
10/21/21	16:30:56
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11461

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBIASON KARL	26262-36		4/26/1995		266,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	1154	New Wind	3,930		8/24/2015			Replace 9 windows.
6/16/2006	480	Dormers	156,000			G7	GR FY07	ADDITION PER PLANS
5/7/1998	264	Redo Kit	2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2021	Info By Phon	DGM	D Mann
11/23/2015	Permit Insp	PC	PHIL C
11/6/2008	Meas/Inspect	189	PATRIOT
1/14/2000	Inspected	263	PATRIOT
11/20/1999	Measured	153	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96318
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6680		Sq. Ft.	Site		0	80.	0.93	9									496,319						496,300	

Total AC/HA:	0.15335	Total SF/SM:	6680	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	496,319	Spl Credit		Total:	496,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17342973
Const Adj.:	0.98990101
Adj $ / SQ:	156.813
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479145
Depreciation:	89121
Depreciated Total:	390024

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

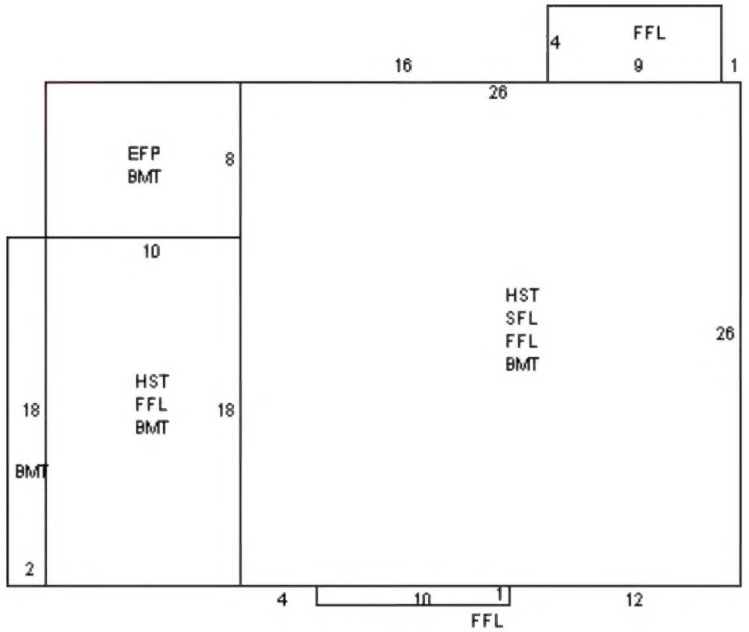
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.81
Special Features:	0	Val/Su Net:	127.53
Final Total:	390000	Val/Su SzAd	194.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	972	47.040	45,727
FFL	First Floor	902	156.810	141,446
SFL	Second Floor	676	156.810	106,006
HST	Half Story	428	156.810	67,116
EFP	Enclos Porch	80	60.640	4,851

Net Sketched Area:	3,058			Total:	365,146
Size Ad	2006	Gross Area	3486	FinArea	2006

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

146.0-0005-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	